

# WYCKOFF PLANNING BOARD

## MARCH 11, 2026 AGENDA

The Planning Board of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and its Public Business meeting on the second floor of the Memorial Town Hall, Scott Plaza, Wyckoff, NJ.

Work Session meeting: 7:30 p.m. Public Business meeting: After the Work Session.  
Reading of the Open Public Meetings Act Statement  
The Planning Board meeting will begin with the Pledge of Allegiance

### **OLD BUSINESS**

Approval of the February 4, 2026 Special Meeting Minutes

Approval of the February 11, 2026 Work Session and Regular Business Meeting Minutes

### **PAYMENT RESOLUTION #26-03**

### **FOR APPROVAL**

**2026 AMENDMENT TO THE 2025 FOURTH ROUND HOUSING PLAN**

**2026 AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE MASTER PLAN**

### **ORDINANCES FOR CONSISTENCY REVIEW**

#### **Ordinance #2066**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff to Amend Section 186-48 and -49 of Chapter 186 Zoning, to Increase the Affordable Housing Set-Aside of the Mandatory Set-Aside Ordinance to 20%)

#### **Ordinance #2067**

(An Ordinance Amending Chapter 186, "Zoning," to Revise Zoning Requirements for the B-1 District Along Godwin Avenue and Franklin Avenue, Effectuating the Township's Adopted 2025 Fourth Round Housing Element and Fair Share Plan)

#### **Ordinance #2068**

(An Ordinance Amending Chapter 186, "Zoning," to Revise Zoning Requirements for the B-2 District Along Godwin Avenue and Crescent Avenue, Effectuating the Township's Adopted 2025 Fourth Round Housing Element and Fair Share Plan)

#### **Ordinance #2069**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff to Expand the AHO-2 Overlay Zone Along Goffle Road, Section 186-49 of Chapter 186 Zoning, to Be Consistent with and Designed to Effectuate the Township's Adopted 2025 Round 4 Housing Element and Fair Share Plan and 2025 Mediation Agreement with Fair Share Housing Center)

#### **Ordinance #2070**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff, Section 186-49 of Chapter 186 Zoning, to Add One New Inclusionary Overlay Zone (AHO-6) to Be Consistent

with and Designed to Effectuate the Township's Adopted 2025 Round 4 Housing Element and Fair Share Plan and 2025 Mediation Agreement with Fair Share Housing Center)

**Ordinance #2071**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff to Amend Section 186-49 of Chapter 186 Zoning, to Add One New Inclusionary Overlay Zone (AHO-7) to Be Consistent With and Designed to Effectuate the Township's Adopted 2025 Round 4 Housing Element and Fair Share Plan and 2025 Mediation Agreement with Fair Share Housing Center)

**Ordinance #2072**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff to Amend Section 186-49 of Chapter 186 Zoning, to Add One New Inclusionary Overlay Zone (AHO-8) to Be Consistent with and Designed to Effectuate the Township's Adopted 2025 Round 4 Housing Element and Fair Share Plan and 2025 Mediation Agreement with Fair Share Housing Center)

**Ordinance #2073**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff to Amend Section 186-49 of Chapter 186 Zoning, to Add One New Inclusionary Overlay Zone (AHO-9) to Be Consistent with and Designed to Effectuate the Township's Adopted 2025 Round 4 Housing Element and Fair Share Plan and 2025 Mediation Agreement with Fair Share Housing Center)

**Ordinance #2074**

(An Ordinance Amending the Land Use Ordinance of the Township of Wyckoff to Amend the MF/AH9 Zone, Section 186-49 of Chapter 186 Zoning, to Be Consistent with and Designed to Effectuate the Township's Adopted 2025 Round 4 Housing Element and Fair Share Plan and 2025 Mediation Agreement with Fair Share Housing Center)

**CARRIED APPLICATIONS FOR PUBLIC HEARING**

**Regency Center – UB Wyckoff1, LLC 525 Cedar Hill Ave. Block 391 Lot 42.01**

(The applicant proposes constructing a 3,720 SF retail building at the site. The proposed retail building includes a total of three retail spaces for unknown tenants, with one of the tenants reserved for a potential restaurant use. Additional site improvements include lighting, landscaping, grading, utilities, driveways, walkways, and drainage infrastructure)

**128 River LLC 358 Clinton Avenue Block 239 Lot 8**

(The applicant proposes demolishing the existing building and constructing a new building, with associated improvements, for a dentist's office on the first floor and an apartment on the second floor)

**Taste of Cuba 674 Wyckoff Ave. 225/5.01**

(Applicant is requesting approval for the remodeling of the restaurant to accommodate sit down dining)